

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-40**  
Date Filed: 3-20-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2869 4<sup>th</sup> Street, S. E.**, be changed from the R4 (Single-family residential) District to the R4-A (Single-family residential), to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 93 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

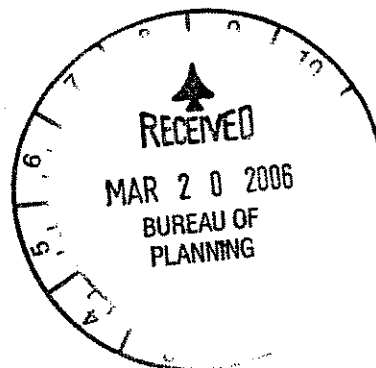
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## Legal Description

All that tract or parcel of land lying and being in land lot 93, 14<sup>th</sup> District Fulton county, Georgia, being know as part of lots 1,2, 3& 4, block 8 Hammond Park subdivision, as per plat recorded in plat book 5, page 120 Fulton County, Georgia records, being more particularly described as follows:

Beginning at an iron pin on the northeasterly side of Fourth Street at a point 110 feet northwesterly from the corner formed by the intersection of the northeasterly side of Fourth Street with the northwest side of a 10-foot alley: Thence northwesterly along the northeasterly side of Fourth Street and following the curvature of the intersection of Fourth Street and Third Avenue and continuing along Third Avenue in a northeasterly direction along the southeast side of Third Avenue a distance of approximately 317 feet to an iron pin and to lot 5, said block and subdivision; Thence southeasterly along the southwest line of said lot 5, 122.3 feet to a point; Thence southwesterly 232.5 feet to an iron pin on the northeast side of Fourth Street and the point of beginning, being the same property specified in that certain certificate and order of years support recorded on deed book 7549, page 128, aforesaid records and being known as 2869 Fourth Street, according to the present system of numbering houses in the city of Atlanta.



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